

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R25980

Property Information

property address: 603 SULPHUR SPRINGS
legal description: DOERGE, BLOCK 3, LOT 9,10 & PT OF 8
owner name/address: SOUTHWEST PRINTING CENTER
Attn: NIKKI RAVEY
603 SULPHUR SPRINGS RD
BRYAN, TX 77801-3142
full business name: South West Printing
land use category: commercial-retail type of business: printing
current zoning: C2 occupancy status: Vacant
lot area (square feet): 32,560 frontage along Texas Avenue (feet): n/a
lot depth (feet): 218.11 sq. footage of building: 987
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards
lot width: 142.13

Improvements

of buildings: 1 building height (feet): 10 # of stories: 1
type of buildings (specify): metal
building/site condition: 3
buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) too close to road
approximate construction date: 1957 accessible to the public: ☒ yes ☐ no
possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: 0 type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 6
lot type: ☐ asphalt ☐ concrete ☒ other gravel
space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: Fail
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue *NA*

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

Property has two lots R25980 + R25981
Non-conforming property

